

# FOR SALE

AMV: €315,000

File No. d136.LM



## No. 79 Morriscastle Village, Kilmuckridge, Co. Wexford

- Situated only 1km from the fabulous Blue-Flag beach at Morriscastle and 2km from Kilmuckridge Village
- Excellent 4 bed detached, split-level residence extending to c. 113 sq m / 1216 sq.ft on a mature private site in this secure gated development.
- Presented in excellent condition throughout and ready for occupation.
- Acc.: entrance hallway, large sitting room / sunroom, kitchen, utility room, guest w.c., 4 bedrooms (master en-suite), family bathroom & hotpress.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## No. 79 Morriscastle Village, Kilmuckridge

Excellent detached 4 bedroomed split-level residence, located in a quiet cul-de-sac in this premier residential location on the south-east coast, only 1km from the fabulous 'Blue Flag' beach at Morriscastle with 5km of golden sand dunes. Kilmuckridge Village is only 2km away and offers a good range of amenities and caters for the day to day needs of either permanent or holiday living. Both primary and secondary schools are available in the village.

This property has been owner occupied and lovingly maintained since new. The rear garden is private and has sea views to the east. Internally the accommodation is very well laid out. There are French doors from the living room to a private cobblelock patio area outside that is simply perfect for al fresco dining and those summer evening barbeques. The bedrooms are all double / twin ensuring lots of fun family holidays. If you are searching for holiday homes for sale in Co. Wexford or indeed a permanent home this property must be viewed.

For further details and appointment to view contact the sole selling agents Kehoe & Associates at 053 9144393 or by email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)





## ACCOMMODATION

Entrance Hallway		With timber laminate floor
Sitting Room / Diner.	6.49m x 4.35m (widest)	With raised fireplace, brick surround and black hearth. Timber floor and t.v. point, laminate timber floor, French doors to rear garden.
Kitchen	3.88m x 2.54m	Benefits from fitted wall and floor units, stainless steel sink unit, belling cooker, belling gas hob, extractor fan, belling fridge freezer. Door to utility room, w.c. and rear garden.
Utility Room	2.87m x 2.47m	With timber floor, fitted press, counter, plumbed for washing machine and door to outside.
Guest W.C.		With w.c. and w.h.b.

## **Steps to first floor**

Landing Area		Hotpress with dual immersion water heater and fitted shelving.
Master Bedroom	3.86m x 2.88m	With wardrobes.
En-suite	2.91 m x 1.9m	W.C., w.h.b., tiled shower stall with Triton T90z electric shower.
Bedroom 2	3.63m x 2.49m	

## **Steps from Entrance Hallway to:**

Bedroom 3	3.28 m x 2.87m	With fitted wardrobes.
Bedroom 4	3.82m x 2.45m	With fitted wardrobes.
Family Bathroom	2.80m x 1.95m	With w.c., w.h.b, bath.
Understairs storage press		

**Total Floor Area: c. 113 sq.m. (c. 1,216 sq. ft.)**







## FEATURES

- Property in excellent condition.
- Enclosed private rear garden.
- Close to the beach.
- Architect-designed split-level residence.
- Four double bedrooms (master en-suite).
- Secure gated development.
- Double glazing throughout.

## OUTSIDE

- Ample parking.
- Private enclosed rear garden in lawn.
- Cobblelock Patio area.
- Mature boundaries
- Barna Shed
- Well maintained.

## SERVICES

- Private water / sewerage.
- Gas fired central heating.
- ESB

**PLEASE NOTE:** The management company fee in 2021 was €680.

**DIRECTIONS:** Proceed to Kilmuckridge Village and towards Morriscastle Beach. Proceed down here for 1km and the entrance for Morriscastle Village is on the left-hand side. Proceed through the electronic gate and take the first right and then take the second left into the cul-de-sac where No. 79 is located. Eircode: Y25 XF77



## Secure Gated Development



## Blue-Flag Beach at Morriscastle



**Building Energy Rating (BER): D2    BER No. 115155731**  
**Performance Indicator: 245.43 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Kehoe & Assoc.,**  
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141